

# xtracts from County Records

The following documents were taken from County files and are included in this book as supplemental resources.

**December 20, 1926**

Resolution of the Board of Supervisors addressing the necessity for constructing a building to serve County purposes; accepts City's offer for joint ownership.

**September 8, 1933**

County Planning Commission report to Board of Supervisors recommending the construction of the Civic Center on the waterfront. Rent argument presented. Recommended submitting application for \$1 million loan; advised preparation of plans.

**January 21, 1935**

Letter from G.A. Davidson to Board of Supervisors. Indicates correspondence with Federal Emergency Administration; positive feedback about Civic Center idea. Includes letter from the administrator of the FEA mentioning that federal funds were depleted, but the administration considered the Civic Center an "ideal" type of project.

**July 5, 1938**

City Council resolution to appoint Ralph Jenney as chairman of a group of officials designated to welcome the president at the dedication ceremony.

**August 23, 1938**

Invoice from presidential visit showing expenses for the dedication ceremony.

**December 23, 1938**

Program from Civic Center's opening ceremonies.

**December 14, 1966**

Copy of Quitclaim Deed involved in transfer of ownership from City to County.

**June 16, 1988**

Notice from State Historic Preservation Officer that the Civic Center was placed on the National Register. Letter to Bob Lerner, Public Affairs Officer.

**November 10, 1998**

Board letter outlining the background, cost sharing principles, implementation, recommendations and revisions for the North Embarcadero Alliance Visionary Plan. Agenda Item # 65, "Status Report and Recommendations on the North Embarcadero Alliance Visionary Plan," Clerk of the Board of Supervisors.

3           WHEREAS, The Common Council of the City of San Diego has  
4     adopted a Resolution declaring the necessity for the erection of  
5     a public building or buildings in said city for municipal purposes  
6     and that the public convenience requires that said City join with  
7     the County of San Diego in the work and expense incident to the  
8     making of an agreement between said City and said County, and,

9           WHEREAS, said City has agreed to reimburse the County of  
10    San Diego to the extent of one-half of the amount of money paid  
11    by the County as reasonable compensation for the services of an  
12    attorney, architect, and other persons employed by the County  
13    in the matter of entering into said agreement, subject to a limit  
14    of \$3000.00 as to the City's share, therefore,

15           BE IT RESOLVED by the Board of Supervisors of the County  
16    of San Diego:

17           1. That it is necessary that a public building for County  
18    purposes be erected by the County of San Diego in the incorporated  
19    City of San Diego;

20           2. That the offer of the City of San Diego to join with  
21    the County of San Diego in the work and expense preliminary and  
22    incident to the making of a contract between said governing  
23    bodies for the joint erection, construction, ownership and con-  
24    trol of a public building or buildings for County and Municipal  
25    purposes, be, and said offer is hereby accepted;

26           3. That Albert J. Lee, an attorney at law, be, and he is  
27    hereby employed to take all necessary legal steps and prepare  
28    all necessary legal papers incident to the making of an agreement  
29    for the erection of such joint building or buildings. Such services  
30    to include the drafting of city or county ordinances and state  
31    legislation, such as legislation providing for the excludng of the  
32    amount of bonds voted by either the City or County for the cost  
33    of such building from the limitations now provided by law upon

12/20/26

1 the bonded indebtedness of the City and of the County; all paper  
2 so prepared shall be submitted to the City Attorney of The City  
3 of San Diego and the District Attorney for the County of San  
4 Diego for their approval; said attorney to be paid such reason-  
5 able compensation as in the judgment of the Board would be  
6 right and equitable based upon the nature and character of the  
7 services rendered and the time required therefor and in addition  
8 thereto reasonable and necessary expenses incurred in the matter  
9 of rendering such services.

10 4. That the Auditor be, and he is hereby, requested and  
11 directed to draw a warrant against the Court House Building Fund  
12 in favor of said attorney for the sum of \$5000.00, to be applied to  
13 payment of the services of such attorney, and that the Clerk  
14 of the Board notify the City of San Diego of such payment.

15  
16 Passed and adopted by the Board of Supervisors of the  
17 County of San Diego, this 20th day of December, 1926, by the  
18 following vote:

19 Ayes: Supervisors Greene, Hornbeck, Foster, Good & Hurley.

20 Noes: Supervisors None

21 Absent and not voting: None.

22

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*Joseph Foster*  
Chairman Board of Supervisors of  
the County of San Diego, State  
of California.

26 Attest: J. B. McLees, County Clerk and  
27 ex-officio Clerk of the Board  
of Supervisors of the County of  
San Diego,

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By *C. Buckley* Deputy



# COUNTY of SAN DIEGO

*San Diego, California*

OFFICE OF THE  
COUNTY  
PLANNING COMMISSION

ADMINISTRATION BUILDING  
BALBOA PARK

September 8, 1933.

ANDREW S. WILSON, CHAIRMAN  
ESCONDIDO  
T. C. MACAULAY, VICE-CHAIRMAN  
IMPERIAL BEACH  
WALLACE A. WALTER, SECRETARY  
PACIFIC BEACH  
CAVE J. COOTS, VISTA  
FRED J. HANSEN, LA MESA  
ALFRED STAMER, JR., SAN DIEGO  
CL OFFICIO  
EDGAR F. HASTINGS, SUPERVISOR  
SAN DIEGO  
ERNEST R. CHILDS, COUNTY SURVEYOR  
SAN DIEGO  
THOMAS WHELAN, DISTRICT ATTORNEY  
SAN DIEGO  
L. DEMING TILTON, CONSULTANT  
L. W. DEEWALL, ENGINEER  
M. CLAIRE FRISKE, OFFICE SECRETARY

Honorable Board of Supervisors,  
Courthouse,  
San Diego, California.

Gentlemen:

Replying to your communication of April 22, 1933, regarding a site for a new Courthouse and City Hall, this Commission submits with its endorsement the accompanying Report. The principal recommendations of this Report are as follows:

- 1 - That the Board of Supervisors and City Council of San Diego adhere to the principle, already endorsed by the voters of the City, of building the administrative buildings of city and county in a civic center, according to the Nolen Plan adopted March 10, 1926.
- 2 - That city and county officials unite in an aggressive, conscientious effort to secure funds immediately for the construction of the first unit of the civic center on the now available, adequate and publicly-owned property on the waterfront, comprising approximately 18 acres with over 50 acres contiguous available for future expansion.

The importance of prompt action on this matter cannot be too strongly emphasized. Every day's delay increases the likelihood that San Diego County may lose the many advantages and the savings to local taxpayers which will flow from participation in the Federal public works fund. Information received from offices of the State Advisory Board indicates clearly that time is an important element in this matter and that further efforts to promote projects which do not qualify as part of a comprehensive, carefully-studied plan do represent a loss of precious time. The Civic Center plan, being the approved plan, is the only one which can secure prompt approval of Federal authorities.

The plan of financing recommended is that which avoids the necessity of a bond-issue election. The Public Works Administration



Honorable Board of Supervisors

September 8, 1933.

has provided that loans may be made on a lease-purchase plan. The site is transferred to the Federal government, the buildings are erected by the Government according to plans mutually satisfactory and leased for an annual sum sufficient to pay the interest and amortize the loan and recover the property within a stated period of years. The present yearly rental that is being paid by city and county amounts to \$44,650. At this rate over a period of 30 years the rental would amount to \$1,339,500. On a Federal government loan for a \$1,000,000 project, the total cost to the local governments over a period of 30 years would be \$1,290,000 - a total saving of \$49,500, plus a million dollar investment fully paid.

This Commission, in view of the above facts and the announced policy of the Federal Public Works Administration - to approve only those projects which are part of a comprehensive, approved community development plan - urges immediate action along the following lines:

- 1 - Submit jointly by city and county an application for a loan of \$1,000,000, on a lease-purchase basis, for construction of needed administrative buildings, comprising 200,000 square feet of floor space, sufficient to house all city and county activities, on the waterfront site. There is no need for this matter to go to a popular vote again. Under recent legislation (Senate Bill 1222) there is authority to transfer title of the Civic Center lands to the Federal government - which is a basic condition for a lease-purchase agreement.
- 2 - Prepare with aid of local architects general plans of buildings for waterfront civic center. Activity along this line should start at once. Architectural services may be secured by (a) selection of local firms to have full responsibility for preparation of all plans; (b) selection of supervising architect for general plan and main building and associates for supplemental work; (c) holding a competition for a general civic center plan and principal details of buildings. This latter will involve considerable time to be worth while and will require appointment of a paid advisor to determine the rules of competition and establishment of prizes, the cost of which may be deducted from the fees to be paid eventually to the successful architect. In any event, the early selection of an architect is of great importance, for the cost data required in the loan application and lease agreements between city and county depend largely upon the building plans.
- 3 - Extend the utmost cooperation to the State in its plans as recently announced by Governor Rolph for the erection of a \$150,000 National Guard Armory at San Diego through Public Works funds, constructing this building as a part of the general Civic Center plan, on the waterfront location.

Honorable Board of Supervisors

September 8, 1933.

It is a conviction of the citizens comprising the two planning commissions of city and county, shared also by many other citizens, that this is a golden opportunity for San Diego to realize its long-cherished dream of a civic center on the waterfront. Here would be the legislative and administrative units of city and county governments, in a magnificent building or group of buildings visible from the harbor, the airport, the railroad, the main highway from the north, and a large section of San Diego City. For the time being the city and county could use certain existing county buildings to avoid the necessity of scrapping those buildings and adding to the cost of buildings in the civic center.

Such a plan as is suggested will have the approval of the Federal Public Works administration, if any public building projects (which are not on the preferred list of types of projects for the public works program) secure approval anywhere. There is reasonable certainty that attempts to substitute alternative plans for the approved civic center plan will bring only delays and eventual disapproval from Federal authorities.

Therefore, the immediate need is for whole-hearted, united, community effort in behalf of the civic center on the waterfront. Building trades can be put to work just as effectively in this location as elsewhere. And the whole county will respond and be proud when a group of majestic buildings rise on the waterfront. No city on the Pacific Coast has such a glorious opportunity as San Diego.

Your Planning Commission begs you to use your fullest influence to capitalize this opportunity. It means not only doing a big fine thing for this wonderful county; it means ultimate savings to the taxpayers running into hundreds of thousands of dollars.

Respectfully submitted,

SAN DIEGO COUNTY PLANNING COMMISSION

By *Andrew S. Wilson*  
Andrew S. Wilson, Chairman.

GEORGE BURNHAM  
20TH DISTRICT CALIFORNIA

COMMITTEES:  
NAVAL AFFAIRS  
DISTRICT OF COLUMBIA

Congress of the United States  
House of Representatives

Washington, D. C.

January 21, 1935

Mr. Ed Hastings,  
Board of Supervisors,  
San Diego, California.

My dear Ed:

I am greatly interested and pleased to note from press reports the favorable attitude of the Board of Supervisors toward the Civic Center project.

Having in mind the possibility of putting this up to our people for a vote at an early date, George Burnham and I discussed with officials of the Federal Emergency Administration the question of Government support. I am enclosing copy of letter from Major Fleming, Acting Deputy Administrator, from which you will note his statement that this kind of improvement is an "ideal" type from the Government's standpoint.

We told Major Fleming that the project might cost up to two million dollars and that a bond issue would be self-liquidating, in that the amounts that San Diego City and County are now paying out for rental of outside space would pay off the entire sum in a period of years.

If, as it appears, the Government is to make available large sums for Public Works Projects, it would seem that in the interest of good business San Diego should assure to her citizens the completion of this necessary project.

It would also serve to furnish employment following the termination of our Exposition construction program, which is going to be a vital matter with labor in our community.

I believe I can also see a possibility of other construction projects which will help in that regard.

With best regards, I am

G. A. Davidson  
kp

Sincerely yours,  
*G. A. Davidson*

FEDERAL HOUSING ADMINISTRATION  
OF PUBLIC WORKS

CONF

January 11, 1935

Washington, D. C.

Honorable George Burnham  
House of Representatives  
Washington, D. C.

My dear Mr. Burnham:

A few days ago you called upon me in company with Mr. G. A. Davidson, reference certain proposed public works projects in the vicinity of San Diego, California. One of these referred to city and county buildings for which I understand the voters of San Diego are soon to have a bond election.

Confirming statements made to you by me at the time of your visit in my office, the Public Works Administration under our present policy and with funds depleted cannot accept an application for loan on a new project at this time. However, there seems to be a possibility of an additional appropriation of Public Works funds and if such an appropriation is received we will undoubtedly open up our State offices to the receipt of new applications.

A city or county building is, in our opinion, an ideal type of project, fulfilling requirements as to economic and social desirability and putting to work men in the building trades who have been very badly hit by the depression.

I can assure you that if we do receive additional funds, we would be glad to entertain an application from San Diego for such buildings.

Sincerely yours,

Philip B. Fleming  
Acting Deputy Administrator



17004

RESOLUTION NO. \_\_\_\_\_

WHEREAS the Federal Government made possible the Civic Center Building now nearing completion and

WHEREAS the President of the United States will be in San Diego in the near future and,

WHEREAS Judge Ralph Jenney, more than any other local person, is responsible for the aid received from the Federal Government, thereby making possible the edifice; NOW, THEREFORE,

BE IT RESOLVED that the Council of the City of San Diego respectfully request the Board of Supervisors of San Diego County to join with it to invite and designate Judge Jenney to act as Chairman of a proper group of local officials and citizens to properly welcome the President and request the President to honor this County and City by dedicating the Civic Center:

AND FURTHER, in the event Judge Jenney is so designated, that the Clerk of the City Council and his staff especially, and the City Manager and all other City employees generally, aid him in every way possible to make effective this resolution;

AND FINALLY, that a copy of this document be forwarded immediately to the Board of Supervisors.

CITY OF SAN DIEGO

I N V O I C E

Invoice No. 388

8-23-38

Prepared By A. Curtis

COUNTY OF SAN DIEGO  
COURTHOUSE  
SAN DIEGO, CALIF.

CHARGES RELATIVE TO PRESIDENT'S VISIT JULY 16, 1938 (City Council  
Resolution No. 68111)

	LABOR	MATERIAL	EQUIPMENT	TOTAL
Labor, material, equipment used for dedication	267.58	972.22	44.98	1284.78
Wiring Speakers' platform	32.64	17.27	2.44	52.35
Secretary Stenographer (for Judge Jenny)	48.40			48.40
Telegrams & Long Distance Calls		41.22		41.22
S. D. Sport Service		3.00		3.00
Key to Civic Center		25.75		25.75
Decorating Civic Center & Entrances (Contract)		361.00		361.00
Bunting		118.78		118.78
Printing Invitations		50.89		50.89
Flags		283.25		283.25
Exclusive Florists & Miscellaneous		5.95		5.95
	348.62	1879.33	47.42	2275.37
Less charges absorbed by City:				
Lumber	649.15			
Flags	283.25			
				932.40
Balance to be charged to Presidential Visit				1342.97
City's share of bill				671.49
County's share of bill				671.48

PUBLIC WORKS

ROOM 201, CITY HALL, SAN DIEGO, CALIF.

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O P E N I N G

ADMINISTRATION BUILDING

C I V I C   C E N T E R

Friday, December 23, 1938

PROGRAM

1:45 to 3:00 P. M.	Band Concert East Front	Federal Band Carl Kuehne, Director
2:00 P.M.	Flag Raising Ceremony	Officers, men and band from Marine Base. City & County Officials, Harbor Board, Officers Army, Navy and Marine Corps. Civic Center Committee, commercial and civic organiza- tions.
2:15 to 5:30 P.M.	Building open to Public	
3:00 to 4:30 P.M.	Band Concert East Front	Merkley's Musical Maids Walter P. Reeves, Director
5:30 to 10:00 P.M.	Illumination	
7:00 to 9:30 P.M.	Building open to Public	
7:30 to 9:00 P.M.	Band Concert East Front	North Park Boys Band C. E. Romero Director

*My dear Roy: it  
Hope this suits - it  
that best to make  
informal without  
speeches - Wish Board  
you would ask to be  
officials to be  
at flag raising  
JH*

QUITCLAIM DEED

THE CITY OF SAN DIEGO, a municipal corporation, in the County of San Diego, State of California, for valuable consideration, DOES HEREBY QUITCLAIM to the COUNTY OF SAN DIEGO, a body politic and corporate, a 3/66th undivided interest in the Civic Center parcel, being more particularly described as follows:

All that portion of that certain parcel of land in the City of San Diego, County of San Diego, State of California which lies Northerly of Ash Street, Westerly of Pacific Highway, Southerly of Grape Street and Easterly of Harbor Drive as said streets, Highway and Drive, are located and established as of the date of this instrument being a portion of the San Diego Municipal Tidelands as conveyed by the State of California to the City of San Diego and County of San Diego as joint tenants for municipal and County purposes by Chapter 778, Statutes of 1929, as amended by Chapter 693, Statutes of 1945 and Chapter 479, Statutes of 1961 described as follows:

Beginning at the point of intersection of the Westerly prolongation of the Northerly line of Ash Street with the Westerly line of Pacific Highway (formerly Atlantic Street); thence Westerly along the Westerly prolongation of the Northerly line of Ash Street to an intersection with the Easterly line of Harbor Street; thence Northerly along the Easterly line of Harbor Street to an intersection with the Southwesterly prolongation of the Southeasterly line of Grape Street; thence Northeasterly along the Southwesterly prolongation of the Southeasterly line of Grape Street and the Southeasterly line of Grape Street to an intersection with the Southwesterly line of Pacific Highway (formerly Atlantic Street); thence Southerly along the Westerly line of Pacific Highway (formerly Atlantic Street) to the point of beginning.

IN WITNESS WHEREOF, The City of San Diego has caused this deed to be executed by its Mayor and City Clerk, pursuant to resolution of the Council authorizing such execution, this 14<sup>th</sup> day of December, 1966.

THE CITY OF SAN DIEGO

By

  
Mayor of said City

ATTEST:

STATE OF CALIFORNIA - THE RESOURCES AGENCY

GEORGE DEUKMEJIAN, Governor

OFFICE OF HISTORIC PRESERVATION

DEPARTMENT OF PARKS AND RECREATION

POST OFFICE BOX 942896

SACRAMENTO, CALIFORNIA 94296-0001

(916) 445-8006



June 16, 1988

Bob Lerner  
Public Affairs  
County of San Diego  
1600 Pacific Highway, Rm. 361  
San Diego, CA 92101

Dear Mr. Lerner:

RE: San Diego Civic Center

The National Register of Historic Places Program is administered in California by the State Office of Historic Preservation. The property indicated above was placed on the National Register May 16, 1988.

Placement on the National Register affords a property the honor of inclusion in the nation's official list of cultural resources worthy of preservation and provides a degree of protection from adverse effects resulting from federally funded or licensed projects. Registration provides a number of incentives for preservation of historic properties, including special building codes to facilitate the restoration of historic structures, and certain tax advantages. There are no restrictions placed upon a private property owner with regard to normal use, maintenance, or sale of a property listed in the National Register; however, proposals to demolish registered properties may require a standard review in compliance with local ordinances or the California Environmental Quality Act.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn Gualtieri".

Kathryn Gualtieri  
State Historic Preservation Officer



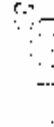


## COUNTY OF SAN DIEGO

### AGENDA ITEM

#### BOARD OF SUPERVISORS

CHIEF CLERK  
First District  
DIANNE JACON  
Second District  
PAUL SLATER  
Third District  
RON ROBERTS  
Fourth District  
BILL HORN  
Fifth District



**DATE:** November 10, 1998

**TO:** Board of Supervisors

**SUBJECT:** STATUS REPORT AND RECOMMENDATIONS ON THE NORTH EMBARCADERO ALLIANCE VISIONARY PLAN (District: 1)

#### **SUMMARY:**

##### **Overview**

The item presents a status report and recommendations regarding the North Embarcadero Visionary Plan. This report will: 1) outline the changes that have occurred since an August 11, 1998 (22) status report to the Board 2) recommend conceptual approval of the Visionary Plan 3) recommend approval of the Memorandum of Understanding and the cost sharing principles 4) recommend proceeding with essential elements of plan implementation.

A joint meeting of all Alliance members (i.e. County Board of Supervisors, San Diego City Council, Port District, Navy, Centre City Development Corporation) to endorse the Visionary Plan has been scheduled for December 4, 1998. The net financial impact on the County for implementation of the plan is \$7.5 million. Under a revised cost sharing plan, the County, Port, and Navy will donate rather than receive a credit for the property required for public improvements along Pacific Highway and Harbor Drive.

##### **Recommendations**

###### **CHIEF ADMINISTRATIVE OFFICER**

1. Approve in concept the North Embarcadero Visionary Plan.
2. Approve the cost sharing principles of the North Embarcadero Visionary Plan.
3. Approve the first amendment to the Memorandum of Understanding between the San Diego Unified Port District, the United States Navy, the County of San Diego, the City of San Diego, and the Centre City Development Corporation concerning the development and redevelopment of the North Embarcadero area.

**Subject:** STATUS REPORT AND RECOMMENDATIONS ON THE NORTH  
EMBARCADERO ALLIANCE VISIONARY PLAN (District 1)

**Recommendations continued:**

4. Recommend that the North Embarcadero Alliance move forward with the preparation of: a) Environmental Impact Report b) Local Coastal Plan and Centre City Plan Amendment c) preliminary design d) spending plan with cost controls.

**Fiscal Impact** There is no fiscal impact associated with this action. However, it is anticipated that approximately \$500,000 may be required over the next eighteen months for all the Alliance members. This amount will be refined in Phase 2 of the project which commences upon approval of the MOU by the Alliance members and will be addressed in the second quarter budget status report. In August, we reported to the Board that we had within our Operational Incentive Plan \$5.5 million. The preliminary estimate of the County's share of the \$53.9 million "visionary" plan is \$7.5 million over 3-5 years. We will return at budget with a plan for funding the \$7.5 million if approved by the Board today. A higher confidence level cost estimate will be available after completion of schematic design, the environmental impact report, local coastal plan amendment and preliminary engineering in mid 2000.

**BACKGROUND:**

**I. INTRODUCTION**

On August 11, 1998 (22) the Board of Supervisors was presented a status report on the North Embarcadero Visionary Plan. Subsequent to the Board's status report, the September, 1998 Administrative Draft of the Visionary Plan was released for public review. Since its release, the plan has received positive public response.

Some of the major planning principles and public improvements envisioned in the plan are as follows:

- The narrowing of Harbor Drive to three lanes (two south and one north) to be determined by the Environmental Impact Report. This will encourage pedestrian and bicycle traffic along the waterfront's edge, increase open space and provide for at least a 100' wide esplanade at the water's edge.
- The diversion of vehicular traffic to the underutilized Pacific Highway.
- Improvement of the Bayfront to allow continuous pedestrian and bicycle activity from Laurel to Market Streets.
- Improve east/west linkages between the bay and the property east of Pacific Highway, by extending streets to the waterfront/Pacific Highway.
- Concentrate Ports of Call ships (i.e., ships not originating in San Diego) at the current "B" street cruise ship terminal and possibly relocate home ported and

**Subject:** STATUS REPORT AND RECOMMENDATIONS ON THE NORTH EMBARCADERO ALLIANCE VISIONARY PLAN (District 1)

day cruise ships to another location. (This issue is currently under study by the Port District).

- Construct a new Grape Street Pier that would encourage public access to the bay and increase activities near the County Administration Building.
- Provide a civic oriented pier and urban park at the foot of Broadway.
- Improve the Navy Pier, which is adjacent to the proposed Aircraft Carrier Museum (Midway) creating a large public open space area, for civic/cultural uses at the foot of Broadway.

The section below summarizes the changes to the plan that have occurred since its September 1998 release.

## **II. REVISIONS TO THE NORTH EMBARCADERO VISIONARY PLAN**

There is a strong consensus among all Alliance members regarding the overall framework, goals, and principles of the plan. However there has been some recent "fine tuning" of certain aspects of the plan. The key changes are summarized below:

Total Costs of the Plan. The preliminary draft of the plan presented to the Board in August by Keyser Marston and Associates had a total project cost of \$50.0 million. It was noted in a presentation to the Board that this estimate did not include public parking that may have to be financed by the Alliance members. The estimated gross costs to the County of the plan at that time was \$7.8 million. With the \$3.0 million land donation credit, the net cost to the County would have been \$4.8 million.

The following developments have occurred since the last status report to the Board:

- The Administrative Draft, released for public review in September, specified an estimated public improvement cost of \$57.3 million, an increase of \$7.3 million from the August 11, 1998 status report to the Board. The major reason for the cost increase was the inclusion of soft expenses such as design, engineering, and administration in project costs.
- After the release of the plan and based upon further discussion with the Alliance staff, a \$5.2 million contingency was added recognizing the potential need to provide general public parking.
- Total costs were then reduced by \$8.6 million reflecting the elimination of land donation credits associated with public agencies (See discussion below).

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- There also has been a recalculation of the asset base of the City of San Diego based upon revised estimates of sales tax, transient occupancy, and business tax revenue. This increased the City's share of costs and reduced the share incurred by all other members of the Alliance. The County's share of costs was reduced by approximately 2.0% to 14%.

After these and other minor adjustments, the total cost of the plan is estimated to be \$53.9 million.

In summary, the net financial impact to the County has increased by \$2.7 million since the August 1998 status report.

As indicated previously, this is a preliminary estimate for a "visionary" plan. It is expected that there will be a report back to the Board with a high confidence cost estimate after the completion of schematic design, the environmental impact report, local coastal plan amendment and preliminary engineering in late 1999 or early 2000.

The Alliance is developing a financing plan for design and construction of the Visionary Plan improvements. This plan will include proposed sources and uses of funds and method of financing (eg. Joint Powers Authority, Infrastructure bonds). Some of the costs of the plan will be recouped from private landowners via an Assessment District related to Pacific Highway Improvements.

Pacific Highway and Harbor Drive Improvements. In the September 1998 Administrative Draft of the Visionary Plan and the cost sharing principles contained therein, the public land owners along Pacific Highway and Harbor Drive were to receive a credit for land donated for street improvements. Public agencies will now dedicate rather than receive a credit against the costs of the plan for land used for right of way improvements on both Pacific Highway and Harbor Drive. Private land owners along Pacific Highway would be required to pay the public agencies for their land donation as a part of an Assessment District.

Setbacks along Broadway. Current land use regulations require 275' between structures North and South of Broadway and 95' sidewalks on each side of the street. The Port District owns the property North of Broadway and West of Pacific Highway (Lane Field) and the Navy owns the property South of Broadway. Current required setbacks would restrict the development potential of Port property. The Navy had agreed to these setbacks as part of their Broadway Complex development agreement with the City.

If the Draft Visionary Plan recommendations regarding Broadway setbacks were implemented, some of the existing view corridors would be reduced slightly. This

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would impact private property owners east of Pacific Highway along Broadway, particularly the Catellus properties.

The City of San Diego and the Port have reached a compromise regarding the view corridors along Broadway. These are as follows:

- West half of blocks between Harbor Drive and Pacific Highway are set back 65 feet from the Broadway property line
- East blocks of Harbor Drive and Pacific Highway are set back 55 feet from the Broadway Property line

These changes are closer to the Visionary Plan recommendation than current land use regulations.

"A", "B", and "C" Street View Corridors. The Visionary Plan called for view corridors and pedestrian and traffic circulation through "A", "B", and "C" Streets across the Port's Lane Field. There was concern by the Port that this requirement would reduce the development potential of the Lane Field site. A compromise has been developed wherein "A" and "B" Streets would remain as traffic and pedestrian circulation and view corridors. However, with respect to "C" Street, a pedestrian only view corridor would be developed.

Public Parking. There is a concern that the Coastal Commission may require additional public parking as a condition of a Local Coastal Plan Amendment for implementing the North Embarcadero Visionary Plan. The Visionary Plan emphasizes the use of shared parking (e.g. the general public being able to access parking provided in new private development) and off peak parking space use (e.g. County Administration Center parking lots on evenings and weekends) to accommodate additional parking demand. In addition, the plan assumed that parking within new private development would be available to the general public. It is now recommended that the Alliance develop a parking policy that satisfies reasonable demand but that does not require private development to supply more parking than is required by its own needs.

Narrowing of Harbor Drive. This is the cornerstone of the North Embarcadero Visionary Plan. The Port Commissioners have expressed concern that the narrowing of Harbor Drive could severely impact traffic flow with Cruise Ship Terminal and Airport Expansions. Both of these expansions are currently under study by the Port and preliminary conclusions should be available in the next several months. It is now recommended that Harbor Drive should be three lanes (two south and one north) to maximize the width of the proposed esplanade. However, if the Environmental Impact Report for the North Embarcadero Visionary Plan, which would consider an Airport and Cruise Ship Terminal expansions, finds



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that three lanes are impractical then a fourth lane could be added. In any event, the Esplanade between the Bay and the current Harbor Drive will be at least 100 feet wide.

Oval Park at the foot of Broadway. There have been some concerns by CCDC that the plan may not have reduced sufficiently the potential for vehicular traffic through this important site. The Port and CCDC have agreed to the following language in the plan " Clearly describe the limits and character of the park to provide a sizeable, well defined landscaped public open space to minimize traffic and through park access to the Broadway Pier."

Other issues relative to Pacific Highway medians and building heights near Lane Field and Navy properties have also been resolved.

The City of San Diego Rules Committee heard a status report on the Visionary Plan at their October 23, 1998 meeting. The Committee wanted further information on the costs of the plan in relation to the pending City projects such as the Central Library, Naval Training Center Improvements, and the Bay to Bay proposal. The Port endorsed the plan with the revisions discussed above on October 27, 1998. The North Embarcadero Visionary Plan was endorsed by the North Embarcadero Alliance on October 29, 1998.

### **III. COST SHARING PRINCIPLES**

In the 1997 Memorandum of Understanding (MOU), the Alliance members have agreed to "strive to develop a fair and equitable means to share costs and responsibilities." Over the past year, Alliance staff has been meeting with Sasaki Associates and their financial consultant, Keyser Marston, to develop a plan to implement this MOU goal. It became clear in this process that the Alliance members should focus on a method for equitably sharing costs and that revenue entitled to member agencies should continue under current formulas/entitlements.

The basic philosophical elements of the cost sharing plan are as follows:

- The responsibility for funding project costs should be shared among Alliance members and the private sector based upon their asset base (i.e., current market value of land and improvements, current leases and other revenue such as tax increment and transient occupancy tax) which measures each member's stake in the area.
- The current estimate of the asset base will apply to the distribution of initial project costs. Future reevaluations of the asset base will govern the distribution of costs incurred in subsequent phases. Attachment A provides the proposed distribution of asset base costs.

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- The asset base of the Alliance members will be reevaluated periodically or when there is a significant change in development activity.
- Members of the Alliance will evaluate the feasibility of implementing all of the contemplated improvements in the near term to achieve efficiencies and to create the strongest possible framework for future development in the area.
- The private and public sectors will fund Pacific Highway improvements through an assessment district. Property owners (including the County, Port and the future developer of the Navy property) will be responsible for installing frontage improvements identified in the plan **when development occurs**.
- Public landowners will use maximum efforts to require new lessors' and existing leaseholds that are renovating their property to install frontage and other improvements that are consistent with the Visionary Plan.

Due to the difficulty the Navy has in acquiring Congressional approval for financing development projects, it is unlikely that the Navy will be able to participate in the process of funding public improvements. However, it may be possible to recoup these costs when the Navy property is developed by the private sector. The funding of the Visionary Plan improvements could be a condition of development of the property.

#### **IV. PLAN IMPLEMENTATION**

Following the endorsement of the plan by member agencies, the following tasks will occur over the next year:

Approval of Memorandum of Understanding (MOU). This agreement will spell out the organizational structure of the Alliance and outline the specific work to be done by the Alliance in the various phases of the project. Attached to the Board letter is a draft of the MOU. A final MOU will be presented to the Board of Supervisors upon completion.

The highlights of the MOU are as follows:

- It spells out the Asset Base percentage of Alliance members, which determines the share of total costs for each member Agency. The County would incur 14% of project costs without Navy participation.
- The MOU establishes the Alliance Steering Committee with one voting member from each agency.

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- The next phase (Phase 2) of the project is established. Phase 2 entails development of a financing plan, preparation of an environmental impact report, and amendment to local land use plans and regulations.

Required Plan Amendments. The Port District will proceed to amend the current Port Master Plan and Local Coastal Plan. The City of San Diego will be required to amend the Centre City Community Plan and Local Coastal Plan.


Environmental Impact Report. This will be a programmatic FIR covering the entire project area and pending projects (eg. Aircraft Carrier Museum).

Preliminary Design. Schematic design of the improvement plan will help refine project cost estimates and alternatives for the public improvements.

Spending Plan with Cost Controls. The implementation of the plan is at its initial stage and there will be further refinement of the cost estimates as design proceeds. It is expected that there will be a report back to the Board with a high confidence cost estimate after the completion of schematic design, the environmental impact report, local coastal plan amendment and preliminary engineering in mid 2000.

In short, it is important that the County limit its financial exposure and risk associated with the implementation of these critical public improvements. Periodic status reports and recommendations related to this plan will be presented as its implementation process unfolds. With the completion of environmental review, schematic design, engineering studies, and the Local Coastal Plan Amendment, the County will have a much higher confidence level with the cost estimate for plan implementation.

Respectfully Submitted,

  
LAWRENCE B. PRIOR III  
Chief Administrative Officer